

FEE \$ 5.00

BLDG PERMIT NO. 48827

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



3002-7800

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1602 CORTLAND CT TAX SCHEDULE NO. 2945-012-63-010
 SUBDIVISION PTARMIGAN RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200
 FILING 6 BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER David L Girard NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 636 Horizon Dr #903
 (1) TELEPHONE 243-4018 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Le Roy Jensen USE OF EXISTING BLDGS none
 (2) ADDRESS 2313 E Rd DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-8610 Single family residence

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-4 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) or — from center of ROW, whichever is greater
 Side 12/5 from PL (see recorded site plan) Rear — from PL
 Maximum Height —
 Parking Req'mt 2
 Special Conditions decks must meet setbacks & not extend into easements
 CENSUS TRACT 10 TRAFFIC ZONE 21

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Le Roy Jensen Date 6-1-94
 Department Approval Kathy Porten Date 6-1-94

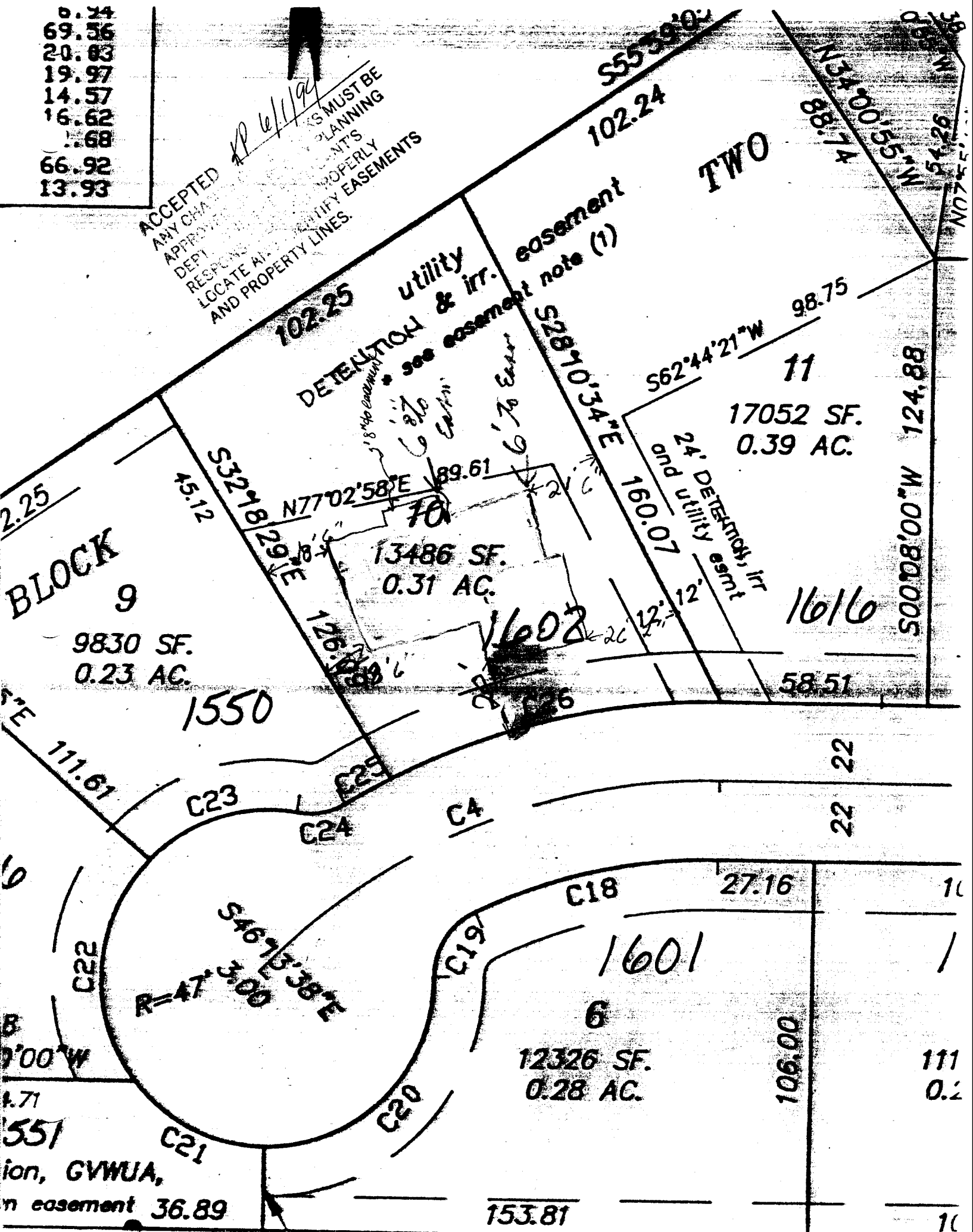
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7604
 Utility Accounting Melba Fowler Date 6-1-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

0.24
 69.56
 20.83
 19.97
 14.57
 16.62
 1.68
 66.92
 13.93

ACCEPTED *RP 6/1/94*
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. RESPONDING TO COMMENTS. LOCATE ALL PROPERTY EASEMENTS AND PROPERTY LINES.



BLOCK 9

9830 SF.
 0.23 AC.

1550

13486 SF.
 0.31 AC.

1602

17052 SF.
 0.39 AC.

1616

12326 SF.
 0.28 AC.

6

1601

106.00

153.81

ion, GVVUA,
 n easement 36.89

10

102.25'

DET. & IRR. UTIL. EASEMENT

WOOD DECK

WOOD DECK

PROP. RESIDENCE
1602 CORTLAND CT

CONC WALK

GAR.

CONC DRIVE

EASEMENT

CORTLAND CT

120.09'

13'6"

66'0"

8'6"

36'6"

20'6"

14'

96.61'

26'

11'18"

12' EASMT.

21'6"

28'

13'

48'

160.07'

NTH ↑

